

FOR SALE

Rigdon Ranger Station, 7.98 acres

48455 Highway 58, Oakridge, Oregon 97463



**Willamette National Forest
is selling the 7.98 acre
Rigdon Ranger Station.**

- ✿ The property will be sold through a competitive online auction at:
www.auctionnpr.com
- ✿ A Minimum Bid has been established for the property and is available in the **Invitation for Bid (IFB)**. The IFB can be downloaded from www.auctionnpr.com.
- ✿ Bids will be accepted starting **August 4, 2009**
- ✿ Bidding requires payment of a Bid Deposit and registration with GSA. Closings will be on a cash basis only.
- ✿ Interior of the buildings can be viewed only during advertised Open House dates: August 5 and 8, from 10 AM to 3 PM.
- ✿ For questions about the property contact David Sledge, 541-782-2283. For questions about the auction and sale process contact GSA at 253-931-7709 or Chuck Gladney, Forest Service, at 541-225-6426



The property is approximately 7.98 acres and contains three buildings: an office building approximately 2520(+/-) gross square feet, a warehouse approximately 2339 (+/-) gross square feet, and a residential structure of approximately 884 (+/-) gross square feet. The improvements are located on Government (Tax) Lots 8 and 11, within the City of Oakridge and therefore are subject to local building and zoning regulations.



The office, warehouse, and residential structure were used by the Forest Service as the Rigdon Ranger Station. Proceeds from the sale of this property will be retained by the Forest Service for continued maintenance of other administrative buildings targeted for future use.

The property is being offered "AS IS." Verification of current zoning and determination of permitted uses shall be the responsibility of the buyer. Please contact the Lane County Planning Department and/or the City of Oakridge Planning Department for questions regarding zoning and future use.